

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

Project Name [Number]	Seaside Library 1062	Current Square Footage	10,000
Applicant	Seaside, City of	Project Square Footage	32,200
Operating Library Jurisdiction	Monterey County Free Libraries	Service Area Population:	31,696
Project Type	New Library	Anticipated Construction Start Date:	5/1/2004
Project Priority	1st	Total Project Amount	\$14,844,632
Joint Use Type	Joint Venture	State Grant Amount	\$9,618,803
Multipurpose?	NO		
Leased Site:	NO		

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
Needs of urban and rural areas:		[see map]
Population growth:		25%
Financial capacity of applicant to open and maintain operation of the library (new libraries only):		Yes
Age and condition of existing library:	Poor Condition (= Very Good)	
Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:	Acceptable	
Plan of Service integrates appropriate electronic technology:	Acceptable	
Appropriateness of proposed site for the proposed project:	Outstanding	
Overall Rating:		Acceptable

Summary of Review Panel Comments

Population Growth 25.2%

Age and Condition The library was built in 1975 and has not been renovated. Major deficiencies of the existing library: inadequate space for all services and functions; inadequate telecommunications infrastructure; grade differential between the building entrance and parking lot; inefficient energy use; poor lighting; non-compliance with ADA codes; inadequate acoustical control; problematic and inflexible functional spatial relationships.

Needs of residents/response of proposed project to needs The needs assessment process included gathering input from government and other community organizations and from the residents via interviews, surveys, and focus groups. A separate assessment of the library needs for K-12 students was not indicated. Analysis of input and demographic data is cursory, leading to a general determination of library service needs, which primarily center on the lack of space to provide basic library services. Service response to K-12 student needs appears to be based solely on the API ranking.

The plan of service adequately addresses the needs assessment findings, giving goals and objectives for the library system and sub-goals and objectives for the specific project. Service indicators are not included. Services are described in general terms, lacking specificity. The branch's role in the library system is mentioned briefly. Service response to K-12 student needs, a homework center, appears to be based solely on the API ranking.

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The building program adequately follows the plan of service. The building program is a revised version of a previously written one, which has been updated based on the current needs assessment findings and plan of service. There is some inconsistency with the current plan of service, possibly due to the revision (e.g., the homework center appears to be less specifically dedicated to homework assistance in the program than in the service plan).

The conceptual plans adequately incorporate the requirements of the building program. Most adjacencies are achieved, with some exceptions (e.g., supervision of the homework center appears to be from the circulation desk rather than from the information desk). Programmed, actual, and non-assignable square footages are shown on the plan.

Joint Use Agreement: Homework Center The agreement does not represent a partnership between the two parties. The school district will consult in the design of the library and encouraging use of the services. The staffing and funding of the homework and computer centers is the responsibility of the city. No process to evaluate the services is included.

Plan of Service Integrates Appropriate Technology The application of technology is adequately considered in the planning documents. Specific technology uses include: Internet access; access to electronic resources provided by the library system; self-checkout; automatic checkin sensors in materials; multi-media capability in the homework center and meeting room; viewing and listening stations; teleconferencing capabilities.

Appropriateness of Proposed Site The proposed site is centrally located within the service area and is within the City Center Revitalization Area, a part of the Redevelopment Plan for the City of Seaside. The revitalization area has the highest population density for the community. The site is in close proximity to 9 schools, a post office, a small retail district, the city recreation complex, and the Boys' and Girls' Club. The site is accessible by public and private transportation, by bicycle, and by foot. All library parking will be located on-site, and lockers will be provided inside the building for scooters and skateboards. The site size is adequate for the proposed library, and there are no conditions on the site that require special design solutions.

Financial Capacity The applicant has committed to the on-going operation of the completed library.